

Send tax notice to:
Clarity Properties, LLC
146 Legacy Drive
Birmingham, AL 35242
07-124

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226


20070803000363520 1/2 \$136.00
Shelby Cnty Judge of Probate, AL
08/03/2007 01:55:27PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

Know all men by these presents, this deed made this the 24 day of July, 2007, by and between Regions Bank, a Corporation (herein referred to as Grantor) and Clarity Properties, LLC, an Alabama Limited Liability Company (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of One Hundred Twenty-Two Thousand and No/100 Dollars (\$122,000.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Jefferson County, Alabama, to-wit: **Lot 44, according to the Survey of Southwind Third Sector, as recorded in Map Book 7, Page 25 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, encroachments, rights of ways, building set back lines, as shown on recorded plat.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20070402000146930. Said rights to expire March 28, 2008.

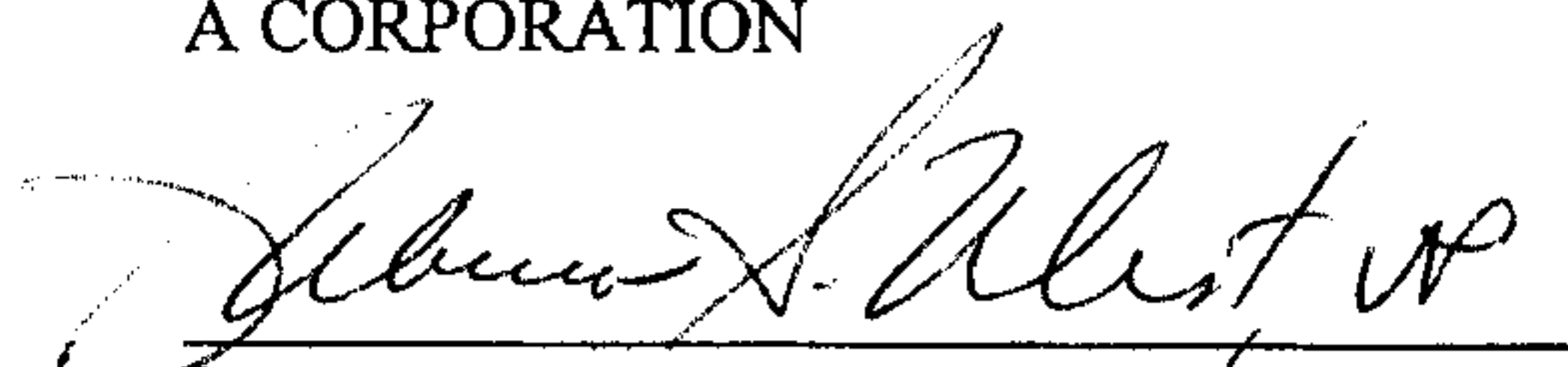
To have and to hold unto the said Grantee, their successors and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming by,

through and under them as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by Rebecca S. West its
Vice President of Regions Bank, who is authorized to execute this conveyance, has
hereunto set its signature and seal, this the 26 day of July, 2007.

REGIONS BANK,
A CORPORATION



By: _____
Its: **REBECCA S. WEST**
VICE PRESIDENT
REGIONS BANK

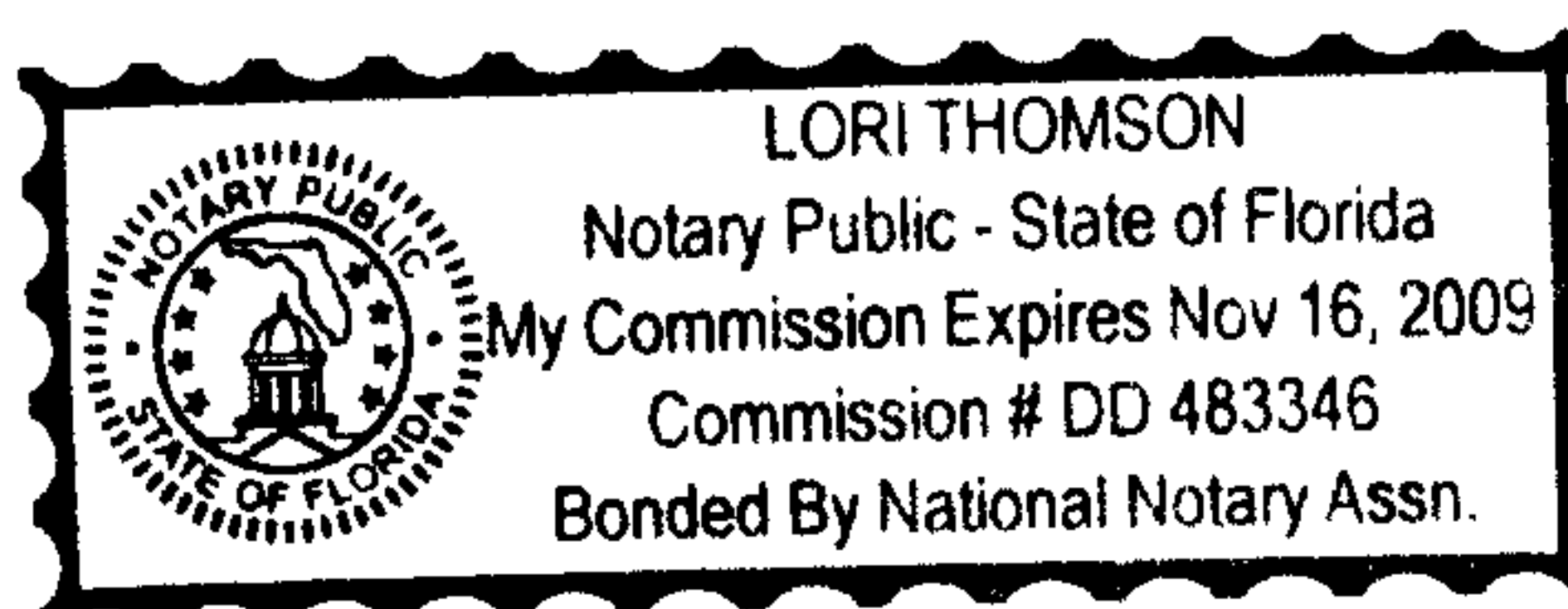
STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Rebecca S. West, whose names as Vice President of Regions Bank,
a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before
me on this day that, being informed of the contents of the conveyance, she, as such officer, and
with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 26 day of July, 2007.

[NOTARIAL SEAL]


Notary Public
My Commission Expires: _____



Shelby County, AL 08/03/2007
State of Alabama
Deed Tax: \$122.00